

CALL TO ORDER: A Regular Meeting of the Planning and Zoning Commission of the City of Coolidge was held in the Council Chambers located at 911 S. Arizona Boulevard, Coolidge, Arizona. Chairman Ray Halbe called the meeting to order at 6:00 p.m. Those present were Chairman Ray Halbe, Vice Chairman Al Metcalf, Commissioner Philip Bacon, Commissioner Ken Bolan, Commission Shane Leonard, Commissioner Tom Scott and Commissioner Deborah Mayers. Also present were Development Services Director - Gilbert Lopez, City Attorney - Nick Cook and Senior Planner - Phil Garthright.

PLEDGE OF ALLEGIANCE: Chairman Ray Halbe led the Pledge of Allegiance.

APPROVAL OF MINUTES: Minutes of November 8, 2023.

Motion was made by Commissioner Al Metcalf to approve, **seconded** by Commissioner Phil Bacon. Motion carried unanimously.

NEW BUSINESS: **A. CITY OF COOLIDGE - GENERAL PLAN 2035 (WATER RESOURCES):** A discussion and public hearing of the City of Coolidge, General Plan 2035 covering the topic of water resources. Other topics of land use, circulation, open space / trails and growth area / costs were discussed previously on the Wednesday(s) of Aug. 9 (2023)., Sept. 13 (2023), Oct. 4, (2023) & Nov. 8 (2023), with the later topic on the environment to be discussed at the upcoming Wednesday meeting of Jan. 10 (2024).

Discussion and Public Hearing.

Director Lopez called upon Senior Planner, Phil Garthright regarding the water resources portion of the City of Coolidge, General Plan 2035 Update.

Senior Planner, Phil Garthright provided a brief introduction and process summary to the individual sections of the 2025 General Plan – Water Resources. Mr. Garthright introduced representatives of the Arizona Water Company and then later Global Water Resources, who made presentations of their service areas and other related topic matter, who then also answered questions.

There was discussion between the Arizona Water Company, Global Water Resources, the Commission and Staff.

Chairman Ray Halbe opened the public hearing.

An invitation was extended for the general public to attend the next General Plan 2035 meeting topic of the Environment on January 10, 2024.

Motion: There was no motion being a part of the overall 2035 General Plan Update involving those P&Z Commission meetings from August, 2023 to

January 2024; whereby P&Z Commission action will vote on the 2035 General Plan in March, 2024.

B. COOLPZ 23-10-40: A CONDITIONAL USE PERMIT APPLICATION request by Nathan Halbe for a Manufactured Home in the Agricultural (AG) Zoning District as situated approximately 2,000 feet (+/-) south of the southeast corner of the intersection of East Coolidge Avenue and South Attaway Road, located at 1119 South Attaway Road, Coolidge, AZ (APN#: 202-34-005A).
– **Public Hearing, Discussion and Action.**

Chairman Ray Halbe recused himself from agenda item COOLPZ 23-10-40.

Vice Chairman Al Metcalf assumed the Chairman role for this agenda item.

Director Lopez made opening comments regarding this Conditional Use Permit.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Vice Chairman Al Metcalf opened the public hearing to those only within 300-feet of the site.

There were no comments from the public.

Motion was made by Commissioner Phil Bacon, **seconded** by Commissioner Shane Leonard to approve COOLPZ 23-10-40 & its accompanying Resolution 23-09, motion carried 6-0.

C. COOLPZ 23-10-42: A PLANNED AREA DEVELOPMENT APPLICATION request by William Gasque of Civil Design Solutions on behalf of Mike Lafferty with Lafferty Development, Inc. for the Coolidge 500 Apartments – Planned Area Development project; a 20.7 gross acre (+/-) site, involving a 414-unit, multi-phased apartment project of studio, 1-and-2 bedroom apartments, with a 3.0 gross acre (+/-) neighborhood retail / commercial site, located one-third of a mile south of the southeast intersection of Hanna Road and Hwy 87(APN#: 401-48-023Q).

Public Hearing, Discussion and Action.

Director Lopez made opening comments regarding this Planned Area Development.

Senior Planner, Phil Garthright provided comment and answered questions.

Bill Gasque, engineer for the project applicant provided comment and answered question.

Continuing comment and questions were answered at length between the Commission, staff and project's engineer.

Chairman Ray Halbe opened the public hearing. Several added comments and questions were presented and answered.

Motion was made by Commissioner Shane Leonard, seconded by Commissioner Ken Bolan to deny (recommend denial to City Council) COOLPZ 23-10-42, motion carried 7-0.

D. COOLPZ 22-05-17: A PRELIMINARY PLAT APPLICATION submitted by Chris Morgan of United Engineering Group (UEG) on behalf of Kevin & Tanner Petersen (Petersen Properties & Management) per the Skousen Farms LF, LLC, for the Skousen Farms – Planned Area Development Units of G through K, a 568 residential lot subdivision on a 134-acre (+/-) parcel, generally located at the northwest corner of West Vah Ki Inn Road and North Skousen Road (APN#: 209-18-003A).

Discussion and Action.

Director Lopez made opening comments regarding this Preliminary Plat.

Senior Planner, Phil Garthright provided comment and answered questions.

There was discussion between the Commission and Staff.

Chairman Ray Halbe opened the public hearing to those only within 300-feet of the site.

There were no comments from the public.

Motion was made by Commissioner Al Metcalf, **seconded** by Commissioner Phil Bacon to approve COOLPZ 22-05-17, motion carried 7-0.

**DEVELOPMENT SERVICES
DIRECTOR - REPORTS:**

Director Lopez provided updates on continued development in the City and thanked Development Services staff.

CALL TO PUBLIC:

Chairman Ray Halbe opened the meeting to a general call from the public.

MISC:

Commissioner Shane Leonard announced he is resigning from the P&Z Commission for a new job in Washington State and thanked everyone.

ADJOURNMENT:

Motion was made by Commissioner Al Metcalf to adjourn, **seconded** by Commissioner Philip Bacon. Motion carried unanimously. Meeting adjourned at approximately 8:52 p.m.